

## **Minutes**

### **Santee City Council Community Development Commission Santee Public Financing Authority**

**Council Chambers  
10601 Magnolia Avenue  
Santee, California**

**July 25, 2007**

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:05 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair John W. Minto and Council/Commission/Authority Member Jack E. Dale, Brian W. Jones and Hal Ryan.

Staff present were: City Manager/Executive Director/Secretary Keith Till, Deputy City Manager/Director of Development Services Gary Halbert, City/Commission/Authority Attorney Shawn Hagerty, Finance Director/Treasurer Tim McDermott, Director of Community Services John Coates, Director of Fire and Life Safety Mike Rottenberg, Santee Sheriff's Captain Patricia Duke, Deputy City Clerk/Deputy Commission Secretary Patsy Bell, and Administrative Secretary Pam Coleman.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/Deputy Commission Secretary.)

**INVOCATION:** Pastor Wes Neal, Santee United Methodist Church

**PLEDGE OF ALLEGIANCE:** Collin McGlashen, District Chief of Staff for Assemblyman Joel Anderson

#### **ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**

Mayor Voepel pulled Item 1(H) for discussion and requested Item 6(A) be continued to a date uncertain per the applicant's request.

**(A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**

- (B) **Approval of Meeting Minutes:**  
Santee City Council 07-11-07 Regular Meeting  
Community Development Commission 07-11-07 Regular Meeting  
Santee Public Financing Authority 07-11-07 Regular Meeting
- (C) **Approval of Payment of Demands as Presented.**
- (D) **Approval of the Expenditure of \$92,623.91 to pay for June 2007 Legal Services and Related Costs, and the Appropriation of Funds.**
- (E) **Authorization to Enter into a 5-year Copier Lease Agreement with Xerox Per Utilization of Fresno Unified School District Contract Number 2512.**
- (F) **Approval to Sole-Source Pharmaceutical Purchases from Stat Pharmaceuticals in an Amount Not to Exceed \$13,000.**
- (G) **Adoption of a Resolution Authorizing an Increase in Staff's Authority to Approve Construction Contract Change Orders and Receipt of Change Order Status Report #5 for the Forester Creek Improvement Project, CIP 2002-21. (Reso 59-2007)**
- (H) **Removed for discussion.**

**ACTION:** On motion of Vice Mayor Minto, seconded by Council Member Jones, the Agenda and Consent Calendar were approved as amended with all voting aye.

**Removed from Consent Calendar for discussion:**

- (H) **Approval of the Tenth Amendment to the Agreement with County of San Diego for the Provision of Animal Control Services and Authorization for the City Manager to Execute the Joint Operating and Financial Plan for FY 2007-08.**

Council directed staff to research possible alternatives and to return the item in January.

**ACTION:** On motion of Mayor Voepel, seconded by Council Member Jones, the tenth amendment to the agreement with the County of San Diego for the provision of animal control services and authorization for the City Manager to execute the Joint Operating and Financial Plan for fiscal year 2007-08 was approved with all voting aye.

Out of courtesy to the Assemblyman, Item 7 was heard after the Consent Calendar.

**7. COMMUNICATION FROM THE PUBLIC:**

- (A) Collin McGlashen, District Chief of Staff for Assemblyman Joel Anderson, gave a legislative report to Council.

**2. CONTINUED BUSINESS:**

- (A) **Parks and Recreation Master Plan Update. (Continued from 7/11/07)**

The presentation was grouped into four policy categories. Director of Community Services Coates presented the first category and answered Council's questions. The item was continued after the first category was presented.

**3. PUBLIC HEARINGS:**

- (A) **Public Hearing for Tentative Parcel Map (TPM07-03) and Development Review Permit (DR07-06) for a Two-Lot Subdivision of a 0.54-Acre Property at 9429 Pryor Drive in the R2 Low-Medium Density Residential Zone and Construction of One Single Family Residence on Parcel 2. Applicants: Mike and Patricia Donahue (Resos: TPM 60-2007 and DR 61-2007)**

The Public Hearing opened at 7:48 p.m.

**PUBLIC SPEAKERS:**

In Opposition – Mark Dean

City Engineer Cresswell, Deputy City Manager/Director of Development Services Halbert, and City Attorney Hagerty answered questions regarding easement maintenance.

**ACTION:** On motion of Mayor Voepel, seconded by Council Member Jones, the Public Hearing was closed at 8:01 p.m., the Negative Declaration was approved as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA), and the resolutions approving Tentative Parcel Map TPP07-03 and Development Review Permit DR07-06 were adopted with all voting aye.

**(B) Public Hearing for a Conditional Use Permit (P07-04) to Establish a Private Club with the Sale of Alcoholic Beverages at 8790 Cuyamaca Street in the General Commercial Zone. Applicant: Veterans of Foreign Wars (Reso: 62-2007)**

The Public Hearing opened at 8:01 p.m.

**Entered Into the Record:** Two letters in support from Glassker Lewis and Dave Whitsell were received at the beginning of the Council Meeting.

**PUBLIC SPEAKERS:**

In Support – Hubert and Karen Perry

Mayor Voepel stated that, throughout the years, the Santee Veterans of Foreign Wars has done a tremendous amount for the community including supporting City sponsored events; therefore, he wanted to waive the fees.

**ACTION:** On motion of Mayor Voepel, seconded by Council Member Minto, the Public Hearing was closed at 8:04 p.m., the resolution approving Conditional Use Permit P07-04 was adopted, and the Tentative Improvement and Building Permit Fees of \$150 were waived with all voting aye.

**(C) Public Hearing for a Conditional Use Permit (P07-03) to Establish an Exterior Dog Run at 8802 Cuyamaca Street in the General Commercial Zone. Applicant: Cuyamaca Animal Hospital/Furry Friends Resort (Reso: 63-2007)**

The Public Hearing opened at 8:06 p.m.

**PUBLIC SPEAKERS:**

In Support – Steve Laub and Dr. Lori Martin (applicants, available to answer questions)

Deputy City Manager/Director of Development Services Halbert answered Council's questions.

**ACTION:** On motion of Council Member Minto, seconded by Council Member Jones, the Public Hearing was closed at 8:08 p.m. and the resolution approving Conditional Use Permit P07-03 was adopted with all voting aye.

**(D) Public Hearing for the Cheyenne Development for Tentative Map TM05-03 for 39 Residential Lots and 11 Open Space and HOA Lots, and Development Review Permit DR05-04 for the Construction of 39 Single Family Dwellings within the R-14 Low Density Residential and HL Hillside Limited Residential General Plan Designations. Applicant: Shoreline Communities**

The Public Hearing opened at 8:08 p.m. Senior Planner Brunette presented the staff report.

During lengthy discussion, Senior Planner Brunette, Deputy City Manager/Director of Development Services Halbert and City Engineer Cresswell answered Council's questions.

**PUBLIC SPEAKERS:**

In Support

- Chris Darling (applicant)
- Rob McNelis

In Opposition

- Zoe Harris submitted a letter opposing the project
- Gerald Belt
- Jo Malo
- Michael Conniry
- Nedra Ritter
- Ben Ritter
- Vonn Ritter
- Michael Doering
- Helene Deisher
- Edna Radzikowski
- Scott Demchak
- Laura Watson
- Mark Munsey

**MOTION:** Council Member Dale moved to direct staff to eliminate the southern portion of the development, to review the northern portion and the effects on the overall development and contribution towards mitigation and maintenance of the area, and to obtain additional information on blasting taking place in the north.

**FAILED MOTION:** After further discussion, Council Member Dale's motion failed due to a lack of a second.

**ACTION:** On motion of Council Member Minto, seconded by Council Member Jones, direction was given to staff in the following areas:

- ♦ Additional information on blasting
  - ♦ Concern with gate being 200 feet from Magnolia
  - ♦ Detailed, color copies of elevations
  - ♦ Mitigate dust, dirt and noise issues
  - ♦ Landscape plan (including information on what is going to be maintained by the HOA);
- and the public hearing was continued to a date uncertain with all voting aye, except Council Member Dale who voted no.

**4. ORDINANCES (First Reading):** None

**5. CITY COUNCIL REPORTS:**

**(A) Selection of Voting Representative and Alternate for League of California Cities Annual Conference.**

**ACTION:** After discussion, on motion of Council Member Ryan, seconded by Council Member Minto, Mayor Voepel was selected as the Representative with all voting aye, except Mayor Voepel who voted no.

**B) Letter of Support for Energy Efficiency Legislation. (Voepel)**

Mayor Voepel presented the staff report.

**ACTION:** On motion of Mayor Voepel, seconded by Council Member Dale, the letter of support was approved and staff was directed to pursue the Energy Efficiency Block Grant program with all voting aye.

**6. NEW BUSINESS:**

- (A) Resolution Adopting a Statement of Goals and Policies Regarding the Establishment of Community Facilities Districts, Approval of a Reimbursement Agreement with Lennar Homes, Approval of a Development Impact Fee Reimbursement Agreement and Authorizing the Execution of Professional Services Agreements in Consideration of the Formation of a Mello-Roos Community Facilities District (Sky Ranch).

Item 6(A) was continued to date uncertain at the applicant's request during "Items to be added, deleted, or re-ordered on agenda."

**7. COMMUNICATION FROM THE PUBLIC:**

Item 7 heard before item 2(A).

**8. CITY MANAGER REPORTS:** None

**9. COMMUNITY DEVELOPMENT COMMISSION:**

(Note: Minutes appear as Item 1B)

- (A) Resolution of the Santee Community Development Commission Appropriating FY 2007-08 Funding in Response to the Proposed Expansion of the Las Colinas Detention Facility by the County of San Diego. (Reso: CDC 5-2007)

**PUBLIC SPEAKERS:**

In Support – Warren Savage, Santee Chamber of Commerce

**ACTION:** On motion of Mayor Voepel, seconded by Council Member Jones, the resolution authorizing the appropriation of \$50,000 from the Redevelopment Fund was adopted and the Executive Director or City Attorney were authorized to execute professional services agreements which may include economic and real estate market analysis, property appraisal, jail design services, governmental affairs, and environmental review with all voting aye.

**10. SANTEE PUBLIC FINANCING AUTHORITY:**

(Note: Minutes appear as Item 1B)

**11. CITY ATTORNEY REPORTS:** None

**12. CLOSED SESSION:** None

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:35 p.m.

Date Approved: August 8, 2007

/s/Linda A. Troyan  
Linda Troyan, Commission Secretary  
and for Authority Secretary Keith Till